



## King County Department of Assessments

### Executive Summary Report

#### Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name:** 22 – Rainier Beach

**Previous Physical Inspection:** 1993

#### **Sales - Improved Summary:**

Number of Sales: 381

Range of Sale Dates: 1/97 – 12/98

#### **Sales - Improved Valuation Change Summary:**

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$60,900	\$84,500	\$145,400	\$162,600	89.4%	14.1%
1999 Value	\$60,300	\$101,800	\$162,100	\$162,600	99.7%	9.6%
Change	-\$600	+\$17,300	+\$16,700		+10.3%	-4.6%
%Change	-1.0%	+20.5%	+11.5%		+11.5%	-32.2%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.6% and -32.2% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had major changes (e.g., remodeled) after the sale and those with improvement value of \$10,000 or less posted for the 1998 Assessment Roll. These parcels do not accurately represent percent change results for the overall sales sample.

#### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
1998 Value	\$60,300	\$85,000	\$145,300
1999 Value	\$60,100	\$99,000	\$159,100
Percent Change	-0.3%	+16.5%	+9.5%

Number of improved Parcels in the Population: 3697

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

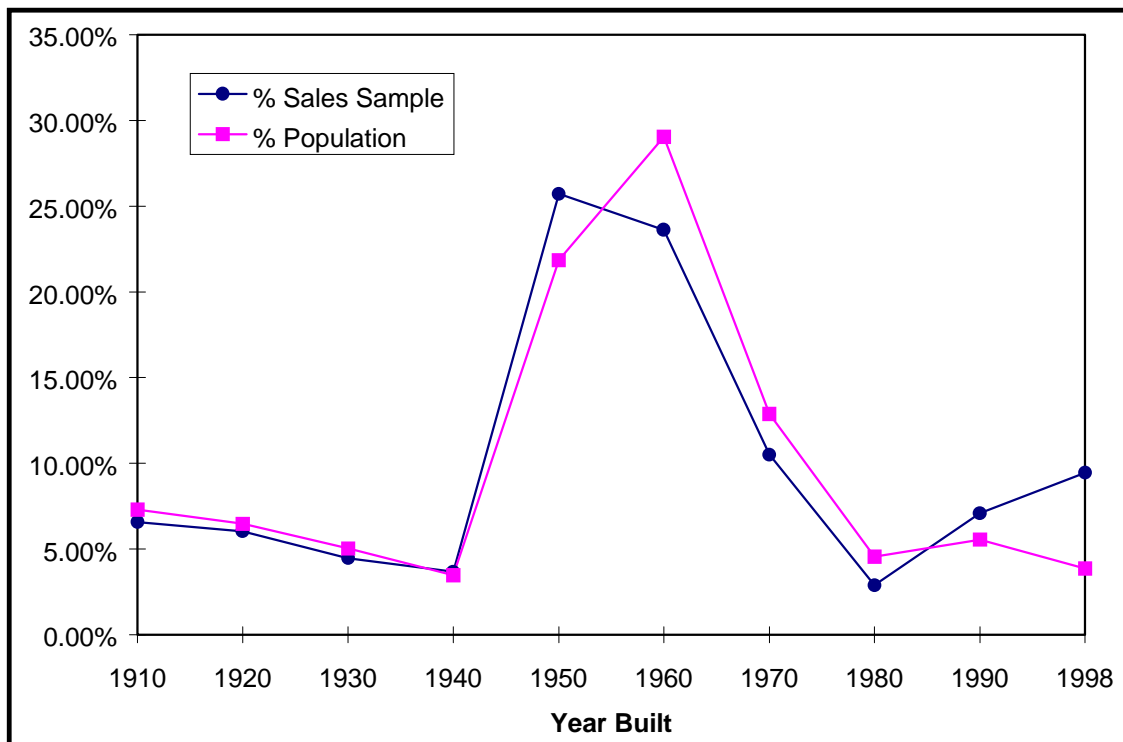
#### **Conclusion and Recommendation:**

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built***

Year Built	Frequency	% Sales Sample
1910	25	6.56%
1920	23	6.04%
1930	17	4.46%
1940	14	3.67%
1950	98	25.72%
1960	90	23.62%
1970	40	10.50%
1980	11	2.89%
1990	27	7.09%
1998	36	9.45%
		381

Year Built	Frequency	% Population
1910	270	7.30%
1920	239	6.46%
1930	186	5.03%
1940	128	3.46%
1950	808	21.86%
1960	1074	29.05%
1970	476	12.88%
1980	168	4.54%
1990	205	5.55%
1998	143	3.87%
		3697

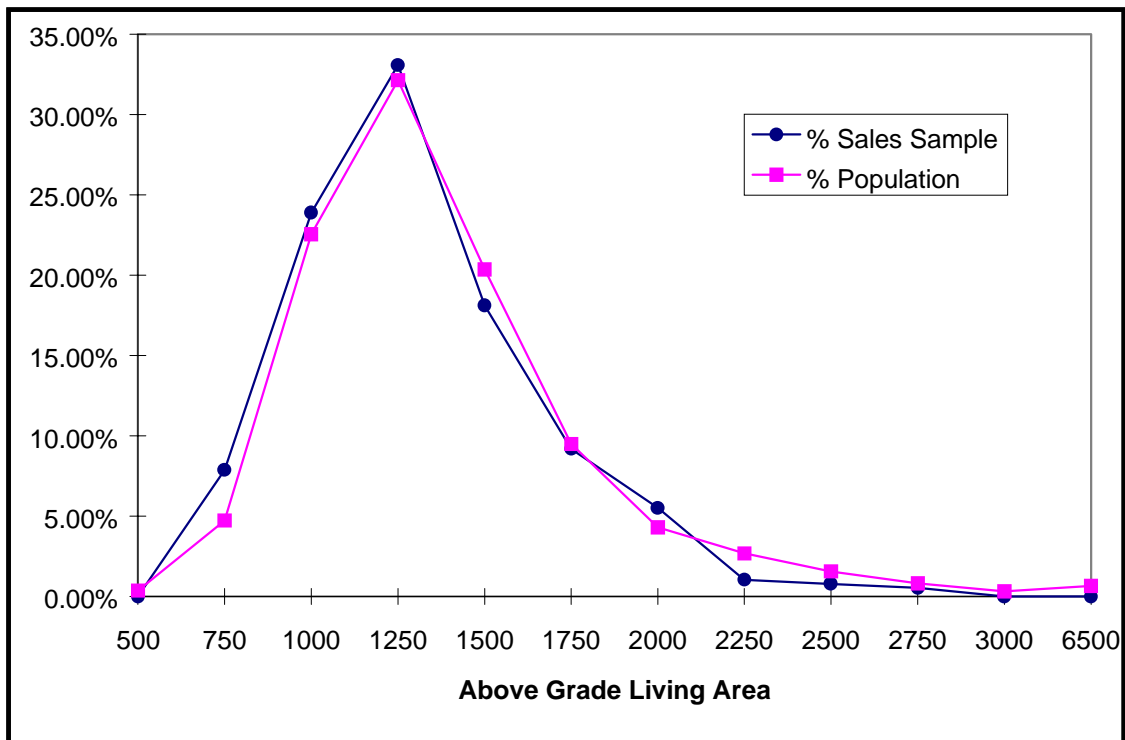


The sales sample adequately represents the population with regard to year built. The slight over-representation of new homes in the sales sample is a common occurrence since virtually all newly built homes are expected to sell and become part of any sales sample taken in the last two years.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
750	30	7.87%
1000	91	23.88%
1250	126	33.07%
1500	69	18.11%
1750	35	9.19%
2000	21	5.51%
2250	4	1.05%
2500	3	0.79%
2750	2	0.52%
3000	0	0.00%
6500	0	0.00%
381		

Population		
Above Gr Living	Frequency	% Population
500	14	0.38%
750	175	4.73%
1000	834	22.56%
1250	1188	32.13%
1500	753	20.37%
1750	351	9.49%
2000	159	4.30%
2250	99	2.68%
2500	58	1.57%
2750	30	0.81%
3000	12	0.32%
6500	24	0.65%
3697		

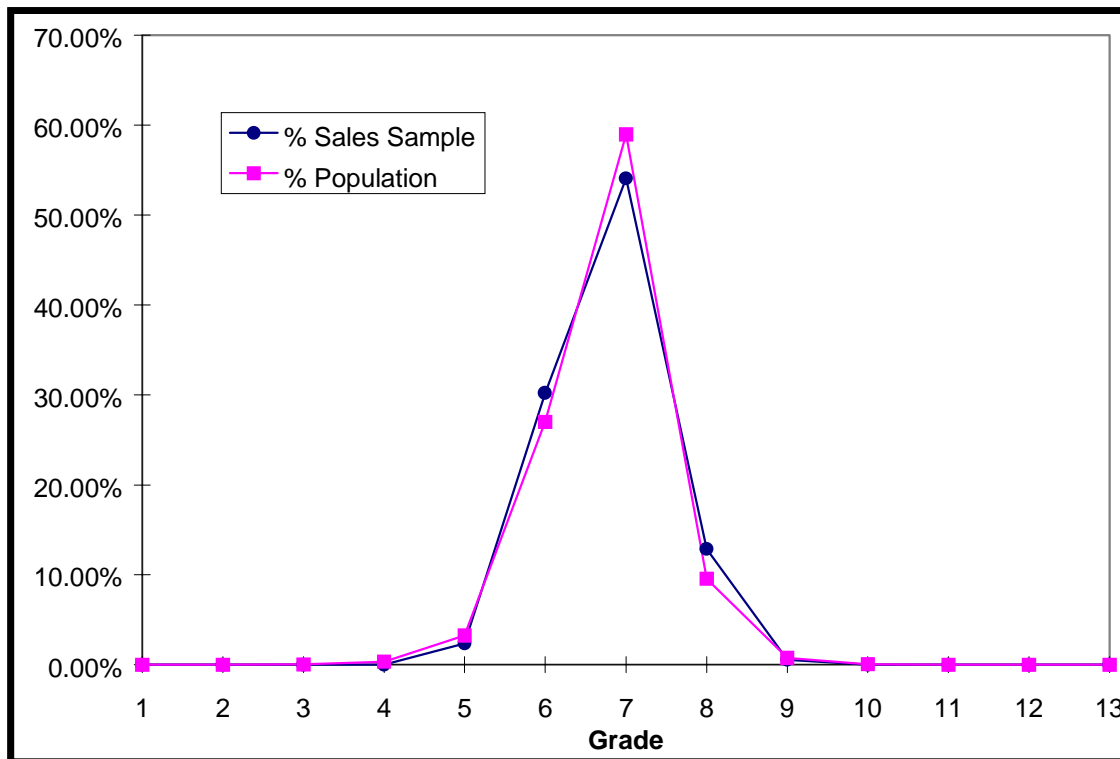


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

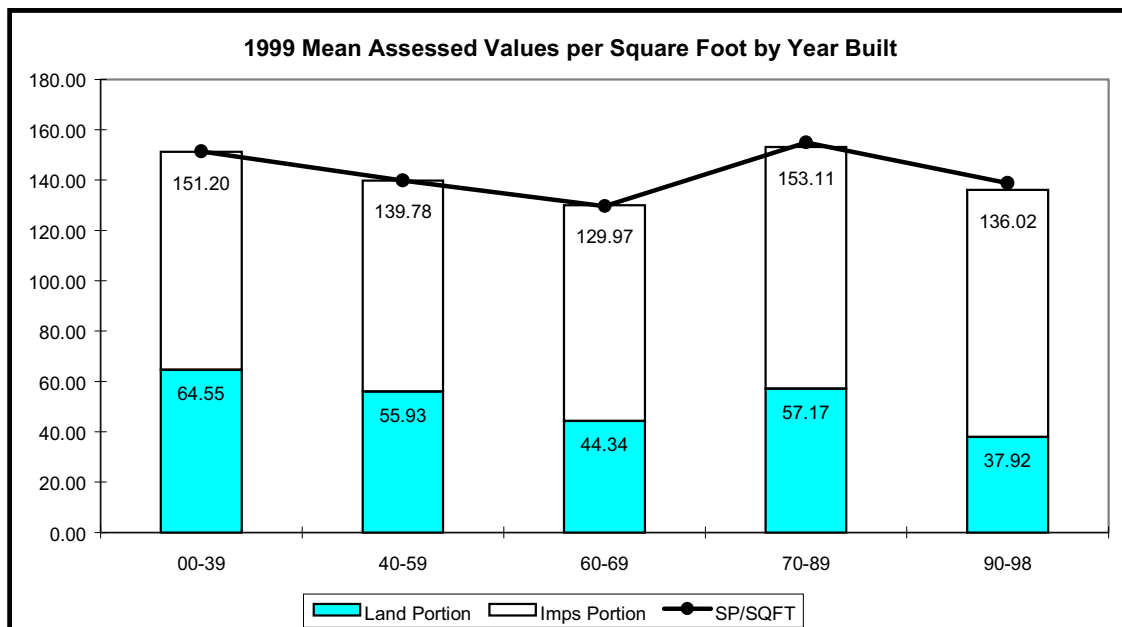
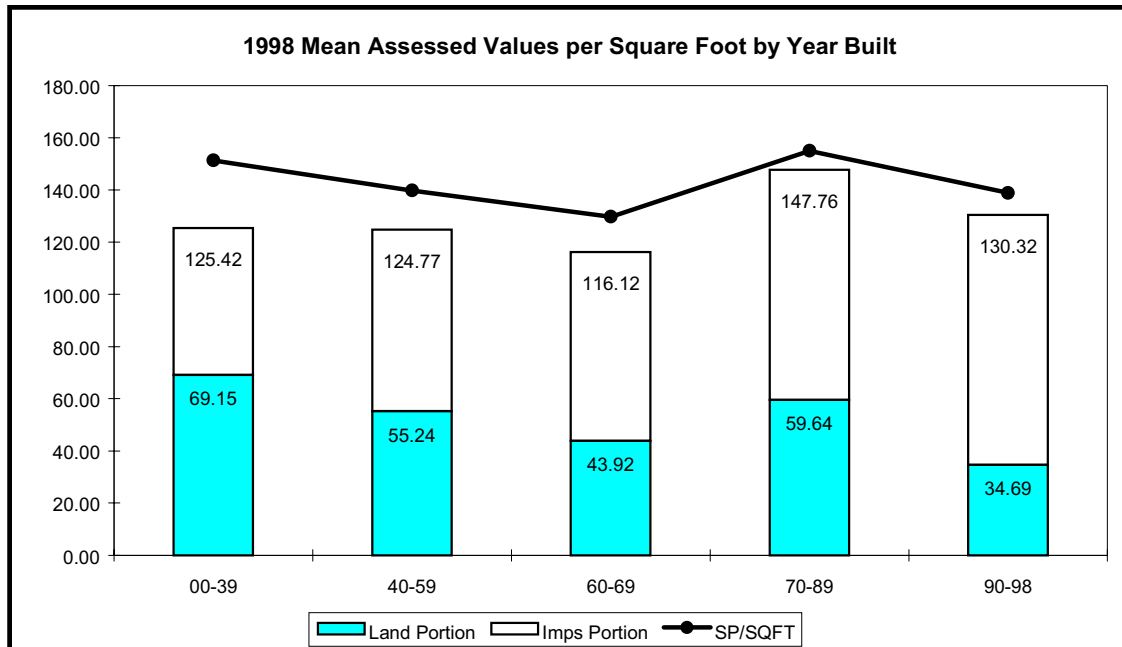
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	2.36%
6	115	30.18%
7	206	54.07%
8	49	12.86%
9	2	0.52%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		381

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	13	0.35%
5	120	3.25%
6	999	27.02%
7	2180	58.97%
8	354	9.58%
9	28	0.76%
10	2	0.05%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		3697



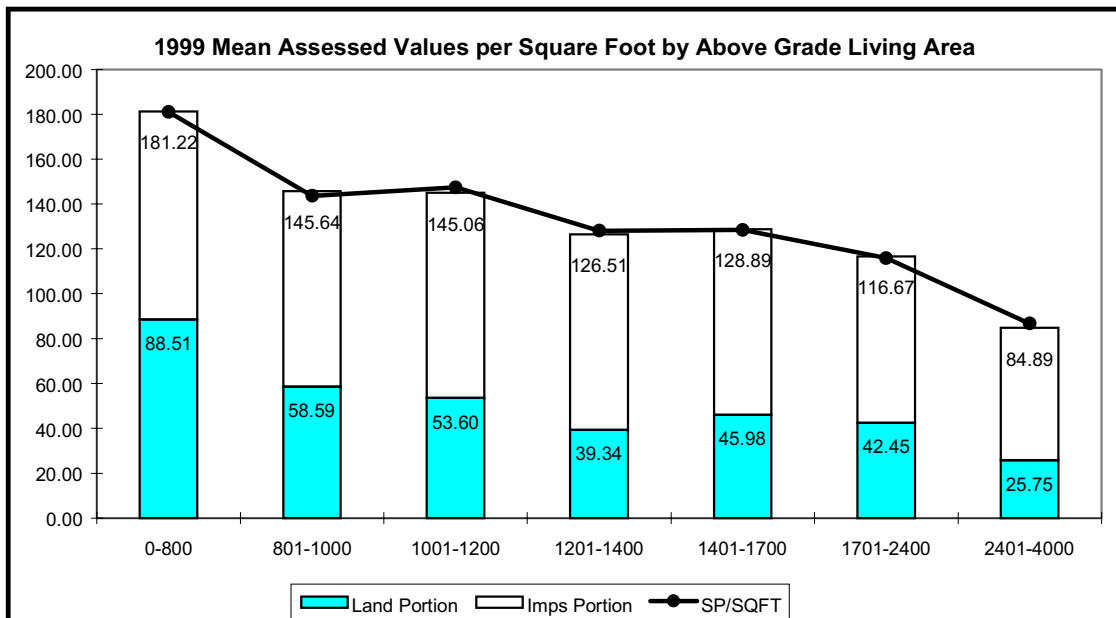
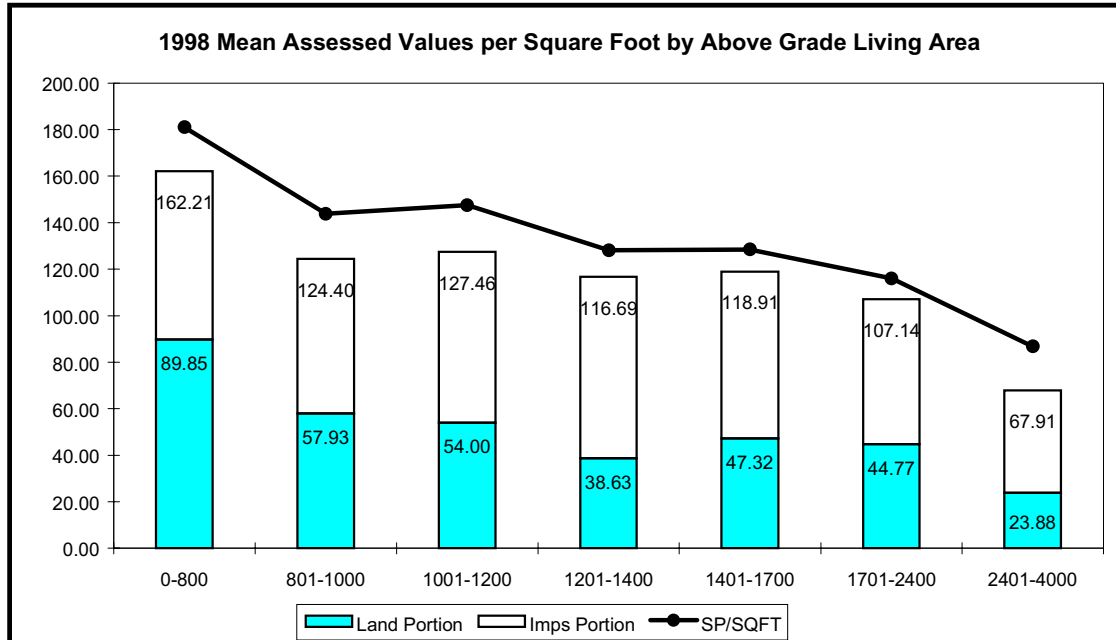
The sales sample adequately represents the population with regard to Building Grade.

### Comparison of 1998 and 1999 Per Square Foot Values by Year Built



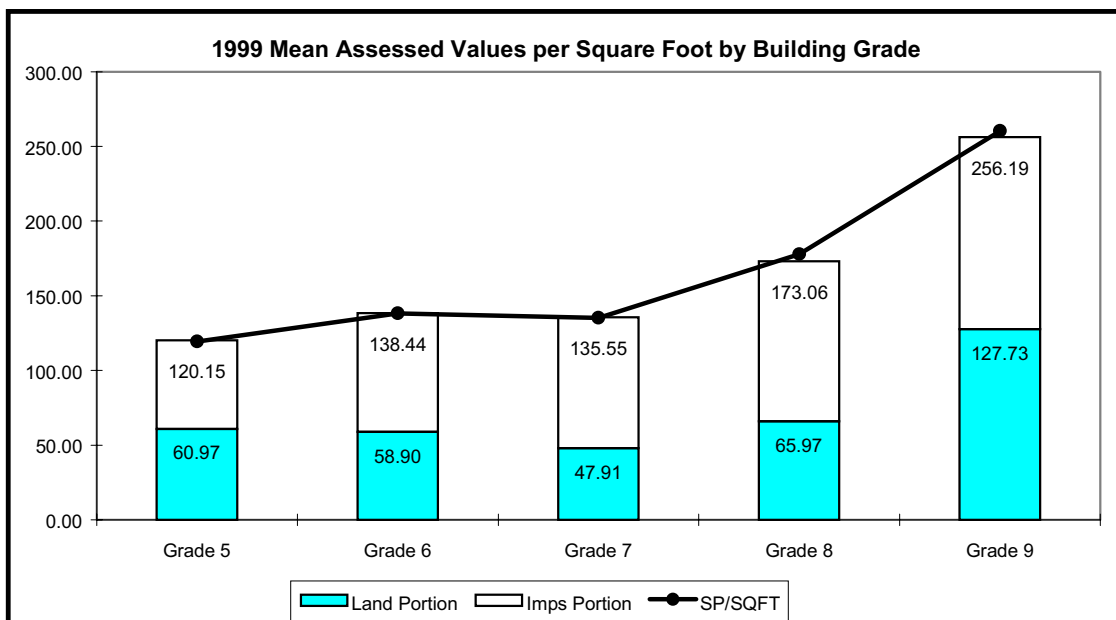
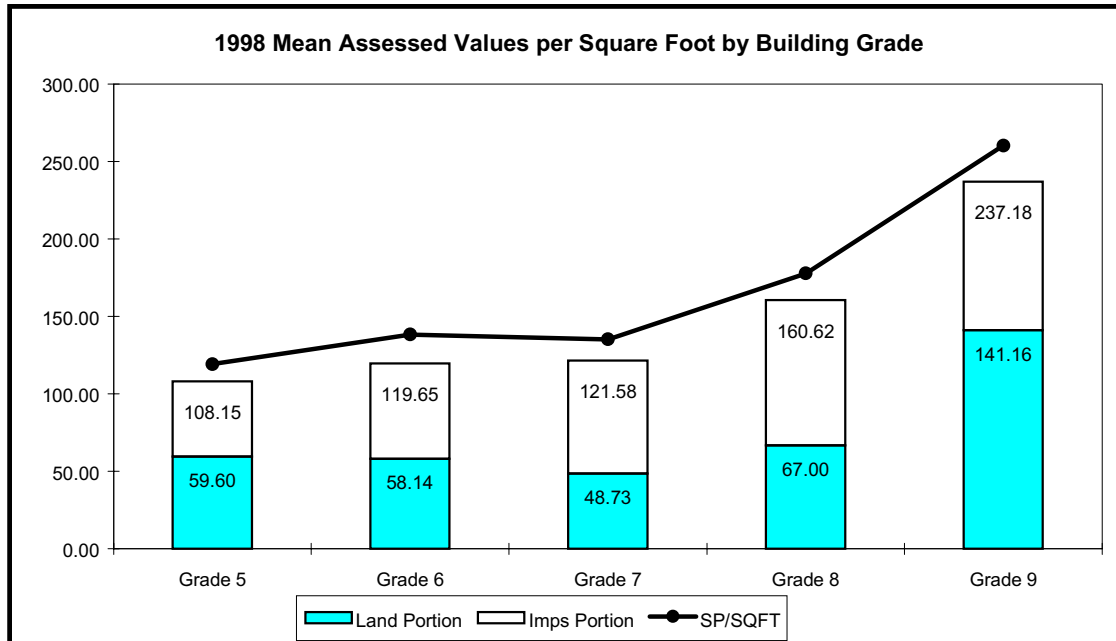
These charts clearly show a significant improvement in assessment level by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

## **Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area**



These charts clearly show a significant improvement in assessment level by Above Grade Living Area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

### ***Comparison of 1998 and 1999 Per Square Foot Values by Grade***



These charts clearly show a significant improvement in assessment level by Grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.